



8 Park Road,
Old Tupton, S42 6ER

OFFERS IN THE REGION OF

£250,000

W
WILKINS VARDY

£250,000

EXTENDED DETACHED BUNGALOW WITH ATTIC ACCOMMODATION -
FANTASTIC SOUTH FACING PLOT - POPULAR LOCATION

This well proportioned detached bungalow has been extended to offer a spacious ground floor footprint with additional sleeping accommodation at the first floor. There are two good sized double bedrooms to the ground floor as well as a generous bay windowed living room and fantastic triple aspect garden room. A country style oak kitchen and bathroom make up the rest of the ground floor, with an attic bedroom and en-suite cloakroom above.

Tucked away just off Nethermoor Road and boasting a superb plot with parking and detached garage, this property is likely to be of interest to not only down-sizers but also families.

- Attractive, Extended Detached Bungalow With Attic Accommodation
- Triple Aspect Garden Room/Utility
- Three Good Sized Bedrooms, the Master Having Fitted Furniture
- Single Garage & Car Standing Space
- NO UPWARD CHAIN
- Spacious Living Room with bay window overlooking the rear garden
- Good Sized Dual Aspect Country Style Kitchen with Integrated Oven and Hob
- Modern Family Bathroom & En Suite WC to the First Floor Bedroom
- Mature & Well Stocked South Facing Rear Garden
- EPC Rating: D

General

Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 110.8 sq.m./1192 sq.ft. (including Garage)
Council Tax Band - C
Tenure - Freehold
Secondary School Catchment Area - Tupton Hall School

On the Ground Floor

A uPVC double glazed door gives access into the ...

Garden Room/Utility

16'1 x 10'3 (4.90m x 3.12m)
A triple aspect room being part tiled and having sliding patio doors overlooking and opening onto the rear garden.
There are a range of wall and base units, the base units sat within a stone surround.
Space is provided for an under counter fridge and freezer.
Tiled floor and downlighting.

Kitchen

12'8 x 10'7 (3.86m x 3.23m)
A dual aspect room, being part tiled and fitted with a range of dark oak wall, drawer and base units with complementary tiled work surfaces over, including a breakfast bar.
Inset 1½ bowl single drainer sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with extractor hood over.
Tiled floor and downlighting.

Inner Hall

With staircase rising to the First Floor accommodation.

Bathroom

Being fully tiled and fitted with a modern white 3-piece suite comprising a panelled bath with bath/shower mixer tap, pedestal wash hand basin and a low flush WC.
Tiled floor and downlighting.

Bedroom Two

10'10 x 10'7 (3.30m x 3.23m)
A good sized front facing double bedroom.

Bedroom One

14'0 x 11'0 (4.27m x 3.35m)
A dual aspect double bedroom having a range of fitted bedroom furniture to include wardrobes, overhead storage, display shelving, drawer units and vanity area.

Living Room

14'10 x 14'0 (4.52m x 4.27m)
A spacious dual aspect reception room, having downlighting and a bay window overlooking the rear garden.

On the First Floor

Bedroom Three

15'10 x 9'10 (4.83m x 3.00m)
A front facing double bedroom with eaves storage which houses the gas boiler.
A door gives access to an ...

En Suite WC

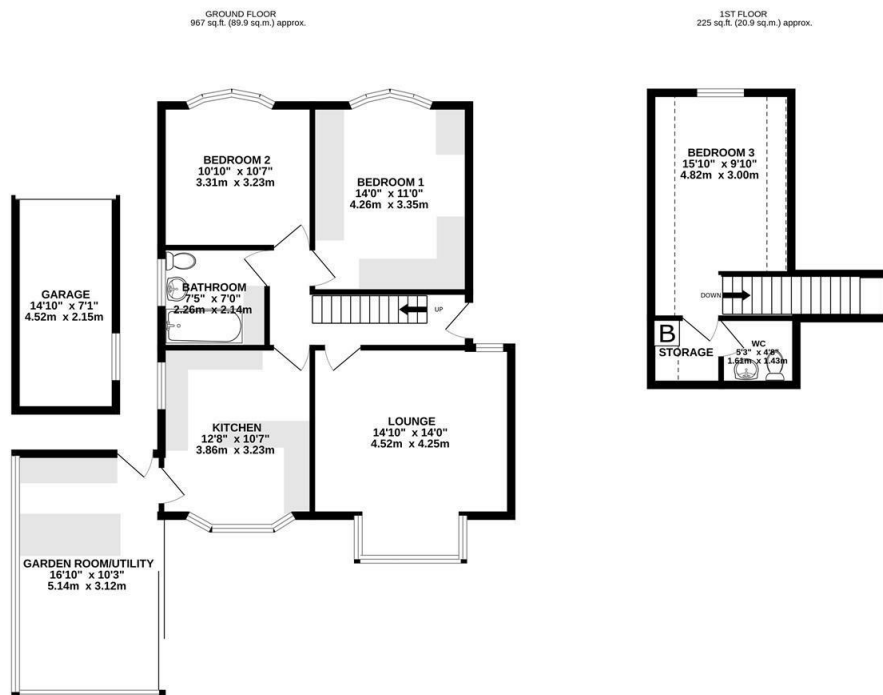
Being part tiled and fitted with a white 2-piece suite comprising a wash hand basin and a low flush WC.

Outside

A block paved driveway to the front of the property provides off street parking and leads to the detached single garage. There is also a lawned garden with borders of plants and shrubs.

To the rear of the property there is an enclosed, mature south facing rear garden, laid to lawn and having well stocked borders of plants and shrubs, together with a paved patio.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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RICS

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VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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